

**Foxborough Planning Board  
Meeting Minutes  
April 23, 2015  
Boyden Library**

**Members Present:** Kevin Weinfeld, John Rhoads, Ron Bressé, Gordon Greene, Alternate Gary Whitehouse

**Members Absent:** William Grieder

**Also Present:** Planner Sharon Wason, Staff Planner Gaby Jordan

**Planner Report**

Ms. Wason noted that she had to spend a substantial amount of time on the recent 40B project before the Zoning Board of Appeals entitled Wyman Village. This is taking away from Planning Board time and they now have another 40B starting up at the end of the month.

Ms. Wason looked into the Tiger Grant suggested by Kathy McCabe; the minimum grant application amount for an urbanized area such as Foxboro is \$10 million with a \$2 million town match. That is too much for the town at this time.

The Board reviewed the draft Town Meeting report Ms. Wason prepared, it will be printed up as a handout for Town Meeting.

The Billboard Advisory Committee wants to send out a postcard survey to ¼ of the households in town asking for opinions on digital billboards. The cost would be approximately \$1,000 and the Planning Board has funds available in the Printing and Copying account. Is the Board agreeable to paying for the postcards?

A motion to approve using Planning Board funds for the printing and cost of postage for the Billboard Advisory Committee surveys was made by Mr. Greene and seconded by Mr. Rhoads. The motion carried 5-0-0.

Cynthia Wall has started her review of the Subdivision Regulations, she will be coming to one of the May meetings but the working group will meet with her first so she could make any changes suggested and bring them to the Board meeting.

Ms. Wason has been working on the Tree Grant which is due on May 1<sup>st</sup>.

Rep. Barrows office is working on the land sale for the parking lot and auditorium at Payson Road, two separate articles are needed.

The Recreation Board is not interested in supporting the Ella Hill Playground.

The Zoning Board is looking for a letter from the Planning Board in regards to the Fisher Street 40B project; Ms. Wason has drafted a letter addressing the number of parking spaces, the requirements of inflow and infiltration elimination in regards to the sewer being added to the system and the need for sidewalks. The Board would also like to add comments in regards to the height and density of the project, which could be partially mitigate by taking advantage of site topography. They also discussed having

adequate fire protection and the conditions of Fisher Street. Ms. Wason noted that the timing of the lights will be changed on Route 140.

Ms. Wason has been asked to join the MBTA Advisory Board as a Representative on the Community Rail Communities.

### **Active Projects and Subdivisions**

Mr. Mullaney is concerned with the quality of the soil at the Kraft Organization Washington Street Employee parking lot, there is a lot of clay there; it has been sent out for testing. Mr. Mullaney is concerned that the detention basin won't perc.

Mr. Mordini was told about the paving needed to be redone at Governor's Meadow, he is not happy.

### **Correspondence Review**

A copy of a letter sent to MassDOT has been received from the Route 1 Business Association in support of the daily commuter rail proposed for the stadium.

A copy of a letter sent to the Plainridge Racecourse from the Town Manager in regards to the Traffic Monitoring Program requesting that they evaluate traffic volumes during full stadium events and identify any adjustments that may be needed to the Gillette Stadium Traffic Management Plan.

It was noted that a notice has been received from Mansfield for a Scenic Road hearing to remove trees on a scenic road.

### **MAPC Route 1 Study**

Amanda Chisolm of MAPC has been working on the Route One Build Out Analysis and has submitted a map that identifies the uses to be used in the model. She has questions on the Zone III regulations in regards to septic flow which Ms. Wason thinks can be addressed in a future South Coast Rail grant. The Board discussed splitting the Kraft properties from the rest of the residential/office properties.

### **Comments on Highland Ridge**

This will be put on a future agenda.

### **Discussion – Housing Trust**

The Board reviewed the Housing Trust Regulations that were recently completed. Members are needed for the Trust with experience in housing, finance or municipal government. Mr. Greene would like to be appointed to the Trust.

A motion that the Board recommends Gordon Greene to be the Planning Board representative on the Affordable Housing Trust was made by Mr. Weinfeld and seconded by Mr. Bresse. The motion carried 5-0-0.

## **Form A Application – 170 Main Street/2 VanDoorn Avenue**

Rich Leslie of Bay Colony came before the Board representing Steve Mordini and the Collins Estate. The house at 2 VanDoorn Avenue is under construction and almost complete; the septic and leaching for 170 Main Street is on the VanDoorn lot so they would like to propose a land swap which would increase the frontage of the Main Street lot and also bring the side lot into compliance. The Building Commissioner has reviewed the plan and has no issues.

A motion to approve and sign the Form A plan for 170 Main Street/2 VanDoorn Avenue was made by Mr. Greene and seconded by Mr. Rhoads. The motion carried 5-0-0.

## **Public Hearing – Amendments to the Subdivision Regulations**

A motion to waive the reading of the notice was made by Mr. Greene and seconded by Mr. Bresse. The motion carried 5-0-0.

Ms. Wason is proposing four changes to the current regulations; increasing the diameter of cul-de-sacs to accommodate larger pieces of equipment, adding the four step analysis illustrations, renumbering section 3.06 as 3.07 and adding a new section 3.06 Open Space Plan.

After discussion it was decided to table these amendments until after Town Meeting.

A motion to continue the Public Hearing to Amend the Subdivision Regulations to May 28, 2015 at 7:15 p.m.

## **95 Main Street Pre-Permitting Meeting**

Mr. Rhodes recused himself from this discussion as a relative is an abutter to this property.

Bill Buckley of Bay Colony met with the Board representing Briarwood Development. He wanted to have this informal discussion with the Board in advance of their filing for a subdivision approval. They have revised the plans to include the input from the last discussion and additional discussions with the neighbors. The lot is approximately 16.5 acres and the current buildings will be removed, it is proposed to be sixteen single family homes with Special Permits needed for a Common Driveway to access lots 15 and 16 and for a Dead End Roadway Length that exceeds 800 feet. They will loop the water line through an easement back to Main Street. A small portion of land between the two abutters' homes on Main Street will be conveyed as Parcel A to the abutters; this parcel will contain the easement for the water lines.

Mr. Buckley reviewed the proposed stormwater system; a basin will be created in the back with a two foot wall around it and a fence on top of the wall. The roadway will become a public way and will have a Homeowner's Association for the entrance way and the basin.

Richard DeCoste of 12 Shea Lane asked if fill was to be added to the site, where it would come from and how it would be brought there. Mr. Buckley replied that they would need to bring in approximately 30,000 yards and it would be a contractor and Building Commissioner decision on how it's done. Mr. DeCoste also asked about the potential vernal pool on the site, he stated that he has submitted a request to have it certified by the state. He submitted an audio recording of activity at the potential pool site. He also asked if a Wetlands Permit will be needed from Conservation and if lots 15 and 16 house foundations would be raised since they are in the wet areas.

Mr. Rhoads rejoined the Board.

### **Kraft Organization – Request for Minor Modification – Hotel Relocation at Patriot Place**

Atty. Peter Tamm, Dan Krantz, Vi Ho, Woody Beals of the Kraft Organization, Jeff Dirk of Vanasse and Associates and Craig Lizotte of VHB were present

This is the first application of the streamlined Minor Modification process. Atty. Tamm reviewed modifications that were done to date. This application is to move the hotel that was originally approved to be constructed near the CVS to the current site of the Old Navy and Red Robin. Those tenants will be relocated elsewhere on the site; the new hotel would be adjacent to the Renaissance and would be a Hilton Garden Inn. Parking would be located across the driveway in the large parking lot. Atty. Tamm held a meeting with Town Department Heads who expressed concerns about the parking during game days and events at the stadium as well as fire department equipment access to the area. The plans were updated to address some of those concerns and they are agreeable to a condition that the final fire apparatus plan will meet the requirements of the Fire Department. Atty. Tamm stated that this plan will be less disruptive to the current parking than the 2013 plan was previously. He reviewed the checklist for the Modification.

Comments were read from the Board of Health, Fire Department and the Building Commissioner. Atty. Tamm stated that the islands in the parking area will be used to close off the hotel parking area during stadium events, which addresses the Building Commissioner's concerns. They have also submitted an updated plan showing that the fire equipment will have adequate access and Mr. Lizotte spoke on the traffic circulation.

Selectman Ginny Coppola asked about the height of the building. Atty. Tamm stated it will be the same height as the existing hotel.

Board members expressed concerns about the angled parking spaces on the cut through and the ability of fire apparatus to access that area.

A motion to close the Public Hearing was made by Mr. Greene and seconded by Mr. Bresse. The motion carried 4-0-1 with Mr. Rhoads abstaining.

A motion to approve the Minor Modification with conditions that the applicant shall coordinate with the Fire Department to finalize the fire apparatus plan in order to confirm adequate ladder truck access to the building and to make any adjustments deemed necessary by the Building Commissioner to the traffic management plan to incorporate the hotel parking lot into the major event traffic management plan was made by Mr. Greene and seconded by Mr. Bresse. The motion carried 4-0-1 with Mr. Rhoads abstaining.

Mr. Krantz updated the Board on activity at Patriot Place. The Red Robin will be moving to the site of the former Tastings restaurant; the Olympia sports store will be downsizing and the GNC will be closing. Capriotti's restaurant will be moving next to Five Guys which will also have a new Mexican restaurant near it. The Old Navy store will either be closing or moving to the south plaza. The pavilion will be completed in July and they are currently working on the bridge expansion. Work is continuing on the South End Zone Club as well as work at the employee lot at 119 Washington Street. They will be acquiring the former McDonald property near the employee lot next week but have no plans for it right now. There is still a possibility that a drive through restaurant will be locating near the CVS and work on the employee lot at 108 Washington Street is expected to start in July.

Board members expressed concerns about the pedestrian traffic on the cut throughs, some changes may be needed.

### **Master Plan Update**

The Board met with Kathy McCabe of McCabe Enterprises to review the Future Land Use Map in Foxborough memo that was submitted.

There were twenty seven priority recommendations identified at the Goals and Priorities Workshop and Ms. McCabe wanted to review with the Board who would be responsible for implementing each priority.

The Board feels that overlapping efforts will be needed and that the Town Manager may need to be involved in some of them.

She also reviewed the proposed Future Land Use Map and memo with the Board.

The Board also discussed the Community Preservation Act and the 61A process.

Chris Mitchell asked if Town Meeting should be involved in the Master Plan process.

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Diana Gray

Approved by: Kevin Weinfeld \_\_\_\_\_

Date: 7/9/15 \_\_\_\_\_